

Housing Authority of the City of Long Beach

HAP CHECK NEWS

Dear Owners,

August 1 2003
Volume 8, Issue 8



90 Day Notice For Rent Increases is Required...

Let me take this opportunity to pass along a couple of reminders and one little note. First, please remember that we require a 90-day notice for rent increases, and also remember that rent increases must be effective on the first of the month following a full 90-day notice. We especially appreciate it when you tie your rent increase to our annual recertification of the participating family. So if you wish to help us in this regard, you must give your notice to us and to the tenants at least 90 days before the anniversary. You will be reminded that the year-end is approaching when you receive your notice for inspection.

On the same note, please be aware that if a rent increase takes effect in mid-year, then we have to schedule and perform an additional inspection. We also have to recompute the family's portion of the rent and amend our contract with the owner. You can see where it is better for everyone when rent increases are effective on the anniversary date.

Another opportunity for problems occurs when a property owner sells his or her property and neglects to inform the buyer that some of the tenants are participants on the Section 8 program. Of course if we don't know that someone else owns the property, we continue to pay the old owner. You can imagine the confusion that can occur, so I urge you – if you sell your property, disclose to the buyer that you have Section 8 participants living in your building. It would also be helpful if the seller passed on to the buyer the Housing Authority phone numbers so the



buyer can easily establish a relationship with us.

And the last note, this one regarding contracted trash pick-up: Usually when a property owner contracts with a private trash hauler to remove trash from an apartment building, the tenant is not charged for trash pick-up by the City of Long Beach. Lately we have been finding many instances where the landlord is paying for trash pick-up and the tenant is also being charged by the City via the monthly utility billing system. In these cases, the landlord should call the City and inform them that the owner has contracted for a private hauler. You may be eligible for a small increase in rent if you do this because your utility cost is increased, and the tenant will not be charged by the City for a service the owner is already paying for.

I hope that you are having a good summer. And again, thank you for participating on our program.

Sincerely,

A handwritten signature in dark ink that reads 'Lawrence D. Triesch'.

Lawrence D. Triesch
Deputy Executive Director

**Attention All Income Property Owners... It's Time To Reclaim
Your**



Neighborhood!



- Do you want to increase your property value?
- Are you in compliance with the nuisance abatement ordinance?
- How can this law help you overcome problems in your neighborhood?
- Are there deteriorating properties on your street?

If you are plagued with drug trafficking, prostitution or gangs or if your rental property is just plain "out of control", you need to attend one of the seminars listed below to find out what tools and resources are available to help you. This series of 12 FREE workshops is a joint venture of the City of Long Beach and the Apartment Association, California Southern Cities, and are conveniently located throughout the city with ample free parking. You will learn:

Safety and Security • Legal Aspects of Management
Maintenance Management • Filling Vacancies
The Role of the Resident Manager • Habitability – Rights and Responsibilities
Evicting Problem Tenants • Reclaiming Your Property

**MARK YOUR CALENDAR NOW AND PLAN TO ATTEND ONE OF THESE
SEMINARS AT THE FOLLOWING LONG BEACH LOCATIONS:**

Mon.,	September 22	Bixby Park, 130 Cherry Avenue
Tues.,	September 23	Veterans Park, 101 E. 28th Street
Thu.,	September 25	East Police Substation, 4800 Los Coyotes Diagonal
Tues.,	September 30	Washington Middle School, 1450 Cedar Avenue

All seminars are 6:30 p.m. – 9:30 p.m.

Session 2 will be held in October on the following dates: 20, 28, 29, 30



**Report program abuse. Call the Fraud Hotline at (562) 570-6985,
press 5.**